

1/03/12 8:17:57
DK W BK 672 PG 316
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Memphis Title Company
7518 Enterprise Avenue
Germantown, Tennessee 38138
Ph: 901-759-3900
File No. 1111011 MS 102810

Name and Address of Seller (Grantor):
Keith and David Grant Homes, LLC
177 Crescent Drive
Collierville, TN 38017
Work Phone No.: 901-854-0525
Home Phone No.: 901-854-0525

Name and Address of Buyer (Grantee):
Audra D. Peters and Michael Peters
9340 Mitchell's Corner Road N.
Olive Branch, MS 38654
Work Phone No.: 901-628-3126
Home Phone No.: Same

WARRANTY DEED

THIS INDENTURE, made and entered into as of the 20th day of December, 2011 and between

Keith and David Grant Homes, LLC, a Tennessee limited liability company

herein referred to as Grantor, and

Audra D. Peters and Michael Peters, wife and husband as joint tenants with full rights of survivorship and not as tenants in common

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of **Error! Reference source not found.**, Mississippi:

Indexing Instructions:

Lot 11, Residential East, Phase 1, Mitchell's Corner Subdivision, situated in Northwest Quarter of Section 15, Township 2 South, Range 6 West, DeSoto County, Mississippi, as per plat thereof record in Plat Book 109, Page 32, in the Office of the Chancery Clerk of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to the grantor herein by deed of record in Book 659, Page 376, in said Chancery Clerk's Office.

Tax Parcel ID: 2065-15110-00003.00

This conveyance is made subject to any and all Subdivision Restrictions, Building Lines Easements and Restrictive Covenants of record including but not limited to those in Plat Book 109, Page 32; Easements of record at Plat Book 110, Page 217, Plat Book 336, Page 726, Plat Book 343, Page 206, Plat Book 464, Page 322, Plat Book 630, Page 386, Plat Book 633, Page 325, Declaration of Covenants, Conditions and Restrictions of record at Plat Book 634, Page 49, Homeowners Association dues to Mitchells Corner Homeowners Association, all in the above referenced Chancery Clerk's Office and except for 2012County County taxes notyet due and payable.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except as set out above.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor (or its agent duly authorized so to do) the day and year first above written and caused its corporate name to be signed hereto by and through its proper officers

Keith and David Grant Homes, LLC

By: **Mark B. Miesse, Assistant Secretary**
Signature of Seller

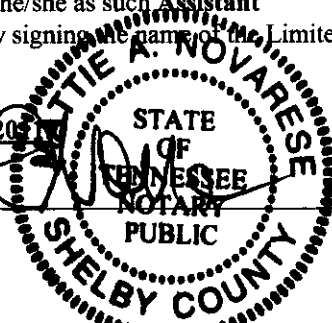
By:
Signature of Seller

STATE OF TENNESSEE
COUNTY OF SHELBY

On this 20th day of December, 2011, before me, a Notary Public of said State and County aforesaid, personally appeared **Mark B. Miesse** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Assistant Secretary of Keith and David Grant Homes, LLC**, the within named bargainor, a Limited Liability Company, and that he/she as such **Assistant Secretary**, executed the foregoing instrument for the purpose therein contained, by signing the name of the Limited Liability Company by himself as **Assistant Secretary**.

WITNESS my hand and Notarial Seal at office this 20th day of December, 2011

Notary Public



My Comm. Exp. 8-13-2015

My commission expires: _____

Property Address:
9340 Mitchell's Corner Road N.
Olive Branch, MS 38654

Person Responsible for Taxes:
PrimeLending, A Plains Capital Company
18111 Preston Road, Ste. 900
Dallas, TX 75252

Return to:
MEMPHIS TITLE COMPANY
7518 Enterprise Ave.
Germantown, TN 38138
901-759-3900